

BOARD OF WATER COMMISSIONERS
MINUTES FOR THE MEETING OF
MARCH 10, 2020
5:00 PM

Sudbury Water District Administration Building • Conference Room • 199 Raymond Road

The statutory requirements as to notice having been complied with, the meeting was convened at 5:02 p.m. in the Sudbury Water District Administration Building, Conference Room.

Members Present: Chairman Robert E. Boyd, Jr., Commissioner Joshua M. Fox and Commissioner Robert H. Sheldon.

Others Present: Treasurer Thomas Travers, Customer Service Manager Renee M. Adams, Executive Director Vincent J. Roy, and the following individuals from Tetra Tech Inc., Senior Vice President Raymond Johnson and Director, Ronald Myrick.

Chairman Boyd called the meeting to order.

1. REVIEW MEETING MINUTES

The Commissioners approved the Minutes for the Meeting of February 24, 2020 as amended. The motion for approval was made, duly seconded, and approved by unanimous roll call.

2. DIRECTORS BI-WEEKLY REPORT

Director Roy presented his bi-weekly report to the Board and addressed questions regarding several topics:

- Mr. Roy presented the final Change Order for the Facility Upgrade Project to the Board. Commissioner Fox asked Mr. Roy what percentage of the changes were owner requested as opposed to architect/contractor omission or error. Mr. Roy stated that the majority of the Change Orders were initiated by the District and were primarily a result of having to scale back of the project prior to bid. Commissioner Sheldon moved to authorize sign-off for the final Change Order. The motion was duly seconded and approved by unanimous roll call.
- Mr. Roy informed the Board that the results for the confirmatory PFAS sampling at the four points of entry locations had been received and that the results were slightly elevated from the initial samples but were still below the proposed MCL of 20 parts per trillion [ppt]. Commissioner Sheldon asked Mr. Roy if he had planned to develop a public outreach program addressing PFAS. Mr. Roy responded that he was drafting a public statement and that it would be ready for review at the next Commissioners meeting. Mr. Roy also stated that he was seeking the services of a consultant to provide a future contingency treatment plan, if needed.
- Mr. Roy informed that Board that there was no movement on the Macone property.

3. 5:30 pm ZONE II EVALUATION OF WELLS 2A, 4, 6, 7 AND 9

Mr. Ronald Myrick and Mr. Raymond Johnson of Tetra Tech, Inc., representing the owners of Nobscot Shopping Plaza (770 Water Street, Framingham), provided a brief overview of the remediation effort of soil contamination at the Nobscot Plaza from release from a former dry

cleaner business on the property. Mr. Myrick stated that he believed that the southerly limit of the Zone II boundary proximate to the plaza may be inaccurate based on data collected while remediating a release. Mr. Johnson inquired if the District would be willing to review and consider data from a more detailed delineation of the position of the groundwater divide in this area and, if supported by the more detailed delineation, to not oppose a minor re-delineation of the Zone II boundary if approved by MassDEP. They also said that the work would entail installation of monitoring wells on or adjacent to the property and that the collection of data would be over the course of about one year. The Commissioners agreed that there seemed to be sufficient evidence to conduct the analysis and verify the delineation of the Zone II. The Commissioners requested that Tetra Tech provide a scope of service of the analysis and to include the District in all correspondence with MassDEP with regard to this matter.

4. REVIEW AT&T DRAFT LEASE EXTENSION

Mr. Roy presented a wireless communication lease extension agreement proposed by AT&T between the District and AT&T for a wireless communication facility at Willis Hill Water Tank. The Commissioners agreed to the following proposed terms:

1. **Extension of Term.** The term of the Lease shall be amended to provide that the current term, which commenced on July 7, 2015, and shall expire on July 6, 2020 ("Current Term"), and will be automatically renewed commencing on July 7, 2020, upon the same terms and conditions of the Lease presented as Option 2 with a 0% escalator.
2. **Rent.** Commencing on July 7, 2020, the current rent payable under the Lease shall be Four Thousand Two Hundred and No/100 Dollars (\$4,200.00) per month (the "**Rent**"), and shall continue during the Term, subject to adjustment as provided herein. Section 4 of the Lease shall be amended to provide that Rent shall be adjusted as follows: commencing on July 7, 2021, and each year thereafter, including throughout any Additional Renewal Term exercised, the monthly Rent will increase by three percent (3%) over the Rent paid during the previous year.

The Commissioners did not agree to Item 5 (Removal/Restoration) of the proposed lease extension as written. The Commissioners asked for Mr. Roy to further consult with Attorney Williams to provide language that better suits the District's legal and financial interests.

5. REVIEW EXECUTIVE DIRECTOR PERFORMANCE EVALUATION

Mr. Roy provided the Commissioners with a draft performance evaluation for their review. The Commissioners agreed to review the evaluation and discuss it at their next meeting.

Commissioner Sheldon moved to conclude the meeting for adjournment. The motion was seconded by Chairman Boyd, approved by unanimous roll call.

There being no further discussions the meeting adjourned at 6:51 p.m.